

NEWARK ECONOMIC DEVELOPMENT CORPORATION
CENTRAL WARD DEVELOPMENT PROJECTS

JUNE, 1992

Alfred L. Faiella
Executive Director

FILE 8	PROJECT	New Community Estates

	DESCRIPTION	Community development group formed to address community's housing low and moderate income families.
	DEVELOPER	New Community Corporation
	ADDRESS	Springfield Avenue
	SIZE	sq. ft.
	JOBS	
	TPC	
	ASSISTANCE	

FILE 9	PROJECT	New Community Extended Care Facility

	DESCRIPTION	Construction of long term health care facility providing 180 beds.
	DEVELOPER	New Community Corp
	ADDRESS	Camden St & Fairmount Ave
	SIZE	sq. ft.
	JOBS	95
	TPC	\$10 million
	ASSISTANCE	Assisted with \$1.6 million UDAG

FILE 10	PROJECT	Society Hill Residential Development

	DESCRIPTION	1250 units, condominiums, & townhouses to be constructed in a 3 phase development. 450 units completed.
	DEVELOPER	K. Hovnanian Companies
	ADDRESS	S. Orange Ave/Springfield Ave.
	SIZE	sq. ft.
	JOBS	
	TPC	\$125 million
	ASSISTANCE	Tax abatement.

FILE 11 PROJECT Newark Towne Center

DESCRIPTION A proposed 110,000 sq ft mall to be built by
 K. Hovnanian, aimed to serve the University
 Heights community. Targeted 1993 opening.
DEVELOPER K. Hovnanian
ADDRESS Springfield Av & Jones St.
SIZE 110,000 sq. ft.
JOBS 200
TPC \$ 18.9 million
ASSISTANCE Secured a \$3 Million UDAG, assisted
 developer with relocation and possibly
 tenant financing.

FILE 13 PROJECT St Joseph's Plaza

DESCRIPTION Conversion of church into office/commercial
 space (restaurants, spa and offices).
DEVELOPER NCC
ADDRESS West Market St
SIZE 23,000 sq. ft.
JOBS 76
TPC \$1.75 million
ASSISTANCE Assisted with \$475,000 UDAG

FILE 14 PROJECT NCC Pathmark

DESCRIPTION Construction of 55,000 sq. ft. Pathmark and
 10,000 sq.ft. ancillary retail.
DEVELOPER New Communities Urban Rnwl. Ass.
ADDRESS S. Orange Ave & Bergen St
SIZE 55,000 sq. ft.
JOBS 225
TPC \$ 13 Million
ASSISTANCE \$1.53 million UDAG, tax abatement and
 Enterprise Zone certification.

FILE 15	PROJECT	Babyland II

DESCRIPTION	Construction of day care center and office sponsored by New Community Corp.	
DEVELOPER	New Community Corporation	
ADDRESS	South Orange Ave	
SIZE	18,500 sq. ft.	
JOBS	50	
TPC	\$1.6 million	
ASSISTANCE	Secured a \$200,000 UDAG	

FILE 16	PROJECT	Victory Gardens

DESCRIPTION	Construction of 62 residences designed to meet the low/moderate income housing demand.	
DEVELOPER	City of Newark, NEDC	
ADDRESS	Winans, Bergen, Kipp, and Ali Dr	
SIZE	sq. ft.	
JOBS		
TPC	\$7 million	
ASSISTANCE	NEDC serves as construction manager & non-profit developer for City of Newark; funded through CDBG funds	

FILE 17	PROJECT	University Heights Neighborhood Dev. Corp

DESCRIPTION	New construction of 70 attached townhouse units for low/moderate income families.	
DEVELOPER	Univ. Heights D.C.	
ADDRESS	Littleton & Fairmont & 16th Aves	
SIZE	sq. ft.	
JOBS		
TPC	\$ 6 Million	
ASSISTANCE	Project has completed 66 units.	

FILE 18	PROJECT	Newark Cinema Center

DESCRIPTION	Urban Movie Corporation; Proposed construction of six-plex cinema complex to be operated by Loew's Inc.	
DEVELOPER		
ADDRESS	Springfield Ave	
SIZE	24,000 sq. ft.	
JOBS		
TPC	\$4.8 million	
ASSISTANCE	Secured \$1.8 million NJUDC, \$1.4 million CRDA, \$800,000 City of Newark	

FILE 19	PROJECT	Amusement Center

DESCRIPTION	Proposed development of a 55,000 sq ft family entertainment center.	
DEVELOPER	To be determined	
ADDRESS	Springfield Avenue	
SIZE	60,000 sq. ft.	
JOBS	40	
TPC	\$ 4 Million	
ASSISTANCE	NEDC investigating a way to attract this use.	

FILE 20	PROJECT	West Height Development Group

DESCRIPTION	Construction of a retail strip mall and 8 residential units.	
DEVELOPER	Samuel Allen	
ADDRESS	381-395 South Orange Avenue	
SIZE	8,000 sq. ft.	
JOBS	30	
TPC	\$1 million	
ASSISTANCE	Assisted with a \$240,000 LDFF Loan, project financing, & tax abatement.	

FILE 21	PROJECT	University Shopping Plaza

DESCRIPTION	Construction of a shopping center on 3.4 acres of land.	
DEVELOPER	Cecil Sanders & Hansen & Johns	
ADDRESS	W. Market/Cabinet/Bruce Streets	
SIZE	54,000 sq. ft.	
JOBS	125	
TPC	\$5.4 million	
ASSISTANCE	Assisted with \$500,000 UDC loan, NRHA negotiations, project financing.	

FILE 22	PROJECT	Nevada Court Mall

DESCRIPTION	A minority-owned retail strip mall housing 8 retail establishments near City Hall, serving a 10,000-person community.	
DEVELOPER	William Manns	
ADDRESS	Inters. Nevada and Court Streets	
SIZE	22,855 sq. ft.	
JOBS	40	
TPC	\$ 2.6 million	
ASSISTANCE	NEDC secured a tax abatement, a \$411,000 LDFF loan, Revolving Loan Program, site plan approval, and Enterprise Zone benefits.	

FILE 23	PROJECT	Bergen Facade Improvement Program

DESCRIPTION	Facade Improvement specifically targeted for businesses along the Bergen Street corridor.	
DEVELOPER	Department of Development	
ADDRESS	Bergen Street	
SIZE	sq. ft.	
JOBS		
TPC		
ASSISTANCE	Local businesses received up to a \$5,000 grant for a participating in a uniform facade improvement plan.	

FILE 24 PROJECT American Custom Homes

DESCRIPTION New construction of 8 attached townhomes.

DEVELOPER American Custom Homes, Inc.
ADDRESS 144 Littleton Ave
SIZE sq. ft.
JOBS
TPC \$454,000.00
ASSISTANCE

FILE 25 PROJECT Clinton Avenue Urban Renewal Corp.

DESCRIPTION City-owned site proposed for construction of
20,000 sq. ft. strip shopping mall;
completion targeted for 1993.
DEVELOPER Clinton Ave U.R.C.
ADDRESS 145 Clinton Ave.
SIZE 20,000 sq. ft.
JOBS 50
TPC \$ 4 million
ASSISTANCE

FILE 27 PROJECT Pace Urban Renewal Associates

DESCRIPTION Conversion of former bank building into
corporate office for minority engineering
firm and other rental space.
DEVELOPER Sandaq Engineering
ADDRESS 535 Martin Luther King Jr. Blvd
SIZE 10,000 sq. ft.
JOBS 45
TPC \$500,000.00
ASSISTANCE Assisted with low-interest NEDC/BDC loan,
tax abatement, Enterprise Zone
certification.

FILE 28	PROJECT	Littleton Avenue Village
	DESCRIPTION	Construction of 142 units of garden apartment rental housing.
	DEVELOPER	GAB Development
	ADDRESS	So. 6th St & Littleton Ave
	SIZE	sq. ft.
	JOBS	
	TPC	\$ 7.6 Million
	ASSISTANCE	Project completed.

INSTITUTIONAL PROJECTS

FILE 51	PROJECT	Essex County College

DESCRIPTION	Construction of new urban college campus to facilitate the relocation of the institution.	
DEVELOPER	ECC Board of Directors	
ADDRESS	Market and High Streets	
SIZE	sq. ft.	
JOBS		
TPC		
ASSISTANCE		

FILE 52	PROJECT	New Jersey Institute of Technology

DESCRIPTION	New construction of civil engineering, industrial engineering, amd Center for Manufacturing Systems facilities.	
DEVELOPER	NJIT	
ADDRESS	330 High St	
SIZE	sq. ft.	
JOBS		
TPC		
ASSISTANCE		

FILE 53	PROJECT	NJIT Parking Garage and Retail

DESCRIPTION	Construction will begin on April, 1992 for this 1,3000-space garage and retail structure to serve Rutgers and NJIT.	
DEVELOPER	Mulack Parking Systems	
ADDRESS		
SIZE	sq. ft.	
JOBS		
TPC	\$ 11.0 Million	
ASSISTANCE		

FILE 54	PROJECT	Rutgers University Campus at Newark

DESCRIPTION	New construction of science labs, student center, and dormitory for this ever expanding university campus.	
DEVELOPER	Rutgers University	
ADDRESS	University Avenue	
SIZE	sq. ft.	
JOBS		
TPC		
ASSISTANCE		

FILE 55	PROJECT	University of Medicine and Dentistry of NJ

DESCRIPTION	Secured land and approvals for the construction of a new world class medical school and hospital.	
DEVELOPER		
ADDRESS		
SIZE	sq. ft.	
JOBS		
TPC		
ASSISTANCE		

FILE 56	PROJECT	UMDNJ-NJ Medical School Doctor's Office Center

DESCRIPTION	Construction of an eight-level medical office building with parking garage for academic physicians	
DEVELOPER	UMDNJ	
ADDRESS	Bergen St.	
SIZE	154,000 sq. ft.	
JOBS	400	
TPC	\$ 55 million	
ASSISTANCE		

FILE 57	PROJECT	Children's Hospital at UMDNJ

DESCRIPTION	World class child care facility to be constructed as part of UMDNJ's overall regional health care plan.	
DEVELOPER		
ADDRESS	South Orange Avenue	
SIZE	sq. ft.	
JOBS		
TPC	\$ 113.1 million	
ASSISTANCE		

FILE 58	PROJECT	St. Michael's Medical Center

DESCRIPTION	New construction of six-story additon to existing structure and rehabilitation of existing facility. Completion: 1992	
DEVELOPER	Cathedral Healthcare Systems	
ADDRESS	Martin Luther King Blvd.	
SIZE	246,300 sq. ft.	
JOBS	200	
TPC	\$ 60 million	
ASSISTANCE		